



34 West Main Street
Westborough, MA 01581

DATE: June 27, 2023

via Email

TO: Mark O'Hagan
MCO & Associates, Inc.

FROM: Edward F. Behn, Chair
Allen Edinberg, Secretary

SUBJ: RFP 23-0400: Questions regarding your RFP Response

Mr. O'Hagan,

Thank you for providing a proposal in response to the Westborough Affordable Housing Trust ("Trust") RFP for the redevelopment of 3 Baylor Avenue.

As the Trustees have begun reviewing your proposal, we have a few questions specific to your response.

- Please confirm your understanding that the existing septic system needs to be abandoned in accordance with applicable regulations and that the cost to decommission the system is included in your proposal. **YES - there is an existing system which needs to be abandoned and my estimate includes the cost to properly decommission the system.**
- Please confirm that your proposal meets the stretch energy code. **YES - my home will meet the stretch energy code.**
- Please indicate if the subsidy noted in your financial plan is fixed or variable. Should project costs exceed estimates and contingencies, will the Trust need to allocate additional funds. **Assuming the Trust makes no changes to the plans and/or specifications and we are able to start the process as soon as (if) we are designated, there will be no additional requests beyond what has been requested. The subsidy would be FIXED.**
- Please indicate the change in subsidy should the Trust decide not to proceed with rooftop solar panels or if an alternate source of funding is available for solar voltaic panels and system. **Attached is a revised budget which removes the solar panel installation. It drops the necessary subsidy roughly \$20,000. If another source of funds were to be secured, that funding would be deducted from the necessary subsidy.**

Please provide answers to these questions to me and Mr. Edinberg before Noon on Thursday July 6, 2023.

With responses to these questions, the Trust hopes to complete our evaluation and announce the results as early as our regularly schedule meeting on July 13, 2023.

Thank you,

Edward F. Behn and Allen Edinberg

8 Baylor Drive
Westborough, MA
RFP Budget

NO SOLAR PANELS

<i>LAND ACQUISITION:</i>	\$1	Proposed \$1 purchase Price for Lot from Westborough Housing Trust
<i><u>HARD EXPENSES:</u></i>		
Hazardous Waste Removal	\$22,097	See Estimate from Banner Environmental Services
Site Development Expenses	\$38,860	See Estimate from Ernie's Excavating Services
Construction Costs for Proposed Home	\$217,500	This reflects a construction budget of \$150 psf. This includes on site construction management services and permits. See Construction Specifications.
Solar Panel Installation	\$0	See Estimate from Evergreen Solar
Hard Cost Contingency (5%)	\$13,923	This is an industry standard 5% contingency on site and construction costs.
<i><u>SOFT EXPENSES:</u></i>		
Legal	\$2,000	Review for purchase and prepare P&S for Buyer.
Architect & Engineering Services	\$3,500	
Insurance	\$2,500	Liability and Builders Risk policy
General Conditions	\$2,500	Temp Power, Toilets, Signage General On Site needs
LIP Application	\$11,550	See Estimate from MCO Housing Services
Financing Costs	\$14,000	See Projected Interest Costs
Soft Cost Contingency	\$2,500	
Total Development Expenses	\$330,931	
Developer Overhead & Profit	\$33,093	10% of Total Project Costs
TOTAL PROJECT COSTS	\$364,024	
Projected Sale Price of Home to Affordable Buyer	\$231,000	See DHCD Pricing Worksheet
SUBSIDY REQUIRED FROM HOUSING TRUST	\$133,024	
	36.54%	Percentage of Total Costs

The Commonwealth of Massachusetts, William Francis Galvin
Corporations Division

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

Certificate Request Form

* ID Number	* Entity name	* Select a certificate type	E-mail delivery
000528711	MCO & ASSOCIATES, INC.	Good Standing	<input type="checkbox"/>

Fee:

\$ 12.00

Note: An expedited service fee will be added when this request is completed

Expedited fee:

\$ 3.00

Special filing instructions: Enter any details that apply to this request

Filer's contact information: complete all required (*) boxes:

* Contact name: Mark C OHagan

Business name: 04-3316531

* Mailing address: P.O. BOX 372

Additional address detail:

* City, State, Zip code: HARVARD MA 01451

Country: UNITED STATES

Contact phone number: 15083951211 Extension:

* Contact e-mail address: markohagan@mcoassociates.com

Providing an email address allows the Corporations Division to contact you quickly if your filing is rejected.



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

Date: June 09, 2023

To Whom It May Concern :

I hereby certify that according to the records of this office,
MCO & ASSOCIATES, INC.

is a domestic corporation organized on **February 28, 1996** , under the General Laws of the Commonwealth of Massachusetts. I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's dissolution; that articles of dissolution have not been filed by said corporation; that, said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

Certificate Number: 23060143850

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

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